

\*VG-239-2020-57613\*

Walker County  
Kari A. French  
Walker County Clerk

**Instrument Number:** 57613

Real Property

RESOLUTION

Recorded On: June 03, 2020 08:34 AM

Number of Pages: 3

**" Examined and Charged as Follows: "**

Total Recording: \$30.00

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Instrument Number: 57613  
Receipt Number: 20200603000004  
Recorded Date/Time: June 03, 2020 08:34 AM  
User: Amber L  
Station: Clerk Station

**Record and Return To:**

RIVERSIDE LAKELAND PROPERTY  
PO BOX 172  
RIVERSIDE TX 77367



STATE OF TEXAS  
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French  
Walker County Clerk  
Walker County, TX

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RIVERSIDE LAKELAND PROPERTY OWNERS' ASSOCIATION**

WHEREAS, all property in the Riverside Lakeland Subdivision of Walker County, Texas (the "Subdivision"), is subject to those certain deed restrictions recorded in Volume 191, Page 637, of the Deed Records of Walker County, Texas; the Restrictions filed on September 13, 1982, at Volume 400, Page 652, of the Deed Records of Walker County, Texas; the Amendment to Restrictions in Riverside Lakeland Subdivision in Walker County, Texas, filed on November 2, 1988, at Volume 82, Page 875, of the Official Public Records of Walker County, Texas; the Corrected Restrictions filed on July 20, 1989, at Volume 75, Page 632, of the Official Public Records of Walker County, Texas; the Restated and Amended Reservations, and Covenants for Riverside Lakeland Subdivision, Walker County, Texas, filed on October 26, 2011, at Volume 999, Page 224, of the Official Public Records of Walker County, Texas; and those 2017 Restated and Amended Restrictions, and Covenants for Riverside Lakeland Subdivision, Walker County, Texas, filed on November 6, 2017, at Volume 1298, Page 209, of the Official Public Records of Walker County, Texas (collectively, the "Declaration"); and

WHEREAS, the Declaration conveys to Riverside Lakeland Property Owners' Association, Inc. (the "Association") the rights, responsibilities, and duties set forth in the Declaration; and

WHEREAS, the business of the Association is conducted through an elected Board of Directors (the "Board") that is subject to 2017 Amended Bylaws of Riverside Lakeland Property Owners' Association, Inc. (the "Bylaws"); and

WHEREAS the Bylaws convey to the Board the power to adopt and publish rules and regulations governing the conduct of members and use of Subdivision property; and

WHEREAS, the Board determined a need to impose a transfer fee on purchasers, transferees, and/or assignees of Subdivision property in order to defray administrative expenses associated with the transfer of such property; and

WHEREAS, during a properly noticed meeting of the Association Board held on July 13, 2019, the Board solicited an advisory vote of the members, a majority of whom present and entitled to vote voted to adopt a policy authorizing the Association to impose a \$200.00 administrative transfer fee associated with administrative expenses including the preparation by the Association and/or its attorneys of a resale certificate required of all purchasers of Subdivision property; and

WHEREAS, the Board concurred with the advisory vote of the members and unanimously approved the proposed policy;

NOW THEREFORE, IT IS RESOLVED that any anticipated purchaser(s), transferee(s), and/or assignee(s) of record title to any property within Riverside Lakeland Subdivision, shall, sufficiently in advance to taking title to such property so as to receive such resale certificate, request from the Association, through the person or entity managing the Association as reflected

in the Association's management certificate, a resale certificate in accordance with Chapter 207 of the Texas Property Code. Any purchaser, transferee, or assignee of record title to any property within Riverside Lakeland who fails or declines to obtain such certificate shall hereby be placed on notice of her/his obligation to correct all deed restriction violations on such property and pay any past due assessments, special assessments, and other charges assessed in accordance with the governing documents of the Association.

EXECUTED this 2nd day of June, ~~2019~~ <sup>2020</sup>

**Riverside Lakeland Property Owners' Association**

Johnny Christ  
~~Jonna Stanley-Jones, Secretary~~  
Johnny Christ, President

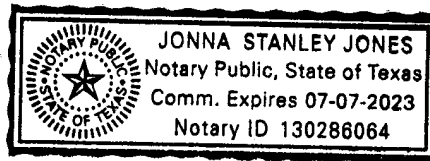
**ACKNOWLEDGMENT**

STATE OF TEXAS §  
  §  
COUNTY OF WALKER §

This instrument was acknowledged before me on this 2nd day of June, ~~2019~~ <sup>2020</sup>, but Jonna Stanley-Jones, Secretary of Riverside Lakeland Property Owners' Association, Inc.

JM Stanley Jones  
Notary Public, State of Texas

My commission expires: 07-07-2023



After recording, send to:

Riverside Lakeland Property Owners' Association, Inc.  
c/o Lang & Associates, PLLC  
4301 Yoakum Boulevard  
Houston, Texas 77006